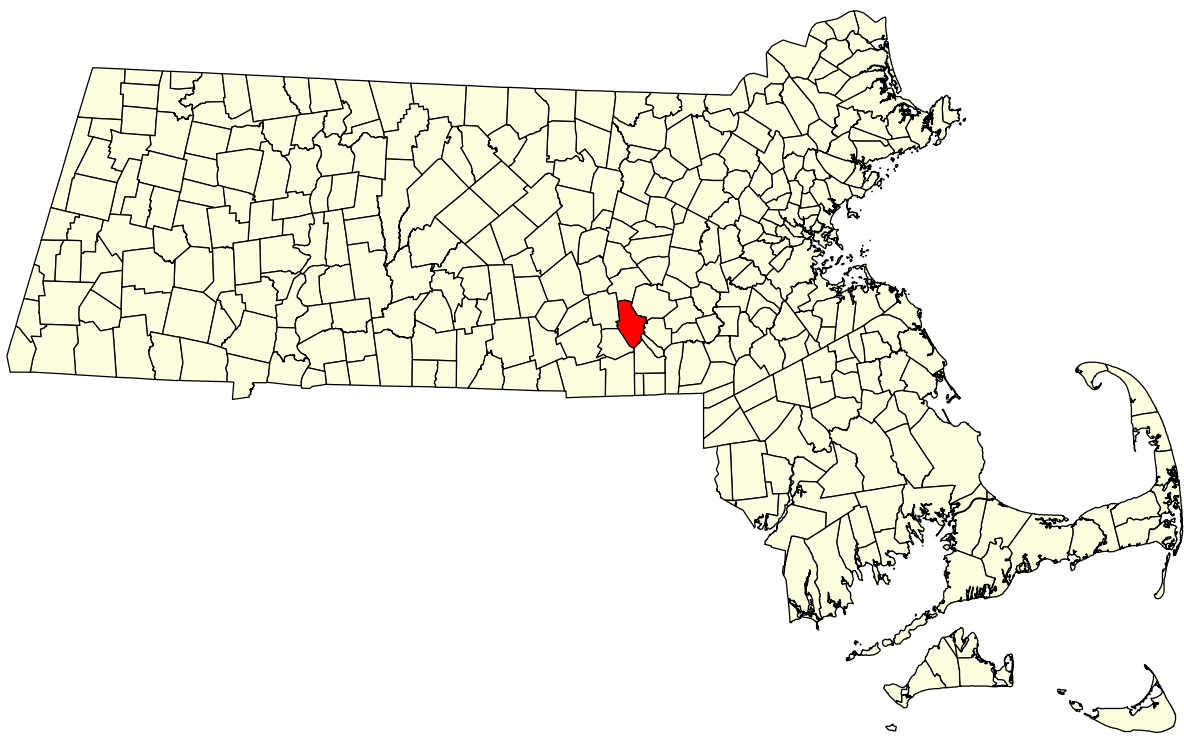


Subdivisions Approved or Built Since 1991					
ID	Name	Year Approved	Approved Lots	Built Lots	Acres
1	Warren Ridge	2000	19	1	9.3
2	Countryside I	1991	32	32	17.3
3	Victoria Estates	1997	3	3	2.2
4	Centerbrook	1994	7	7	5.3
5	Countryside II	1993	42	42	52.4
6	The Village	2000	4	0	5.6
7	Riverbend Estates	1997	24	3	86.3
8	Goss Pond	1994	34	34	125.5
9	Taft Mill Estates	1998	45	0	123.4

# TOWN OF UPTON DEVELOPED LANDS AND ABSOLUTE DEVELOPMENT CONSTRAINTS

## MAP 1

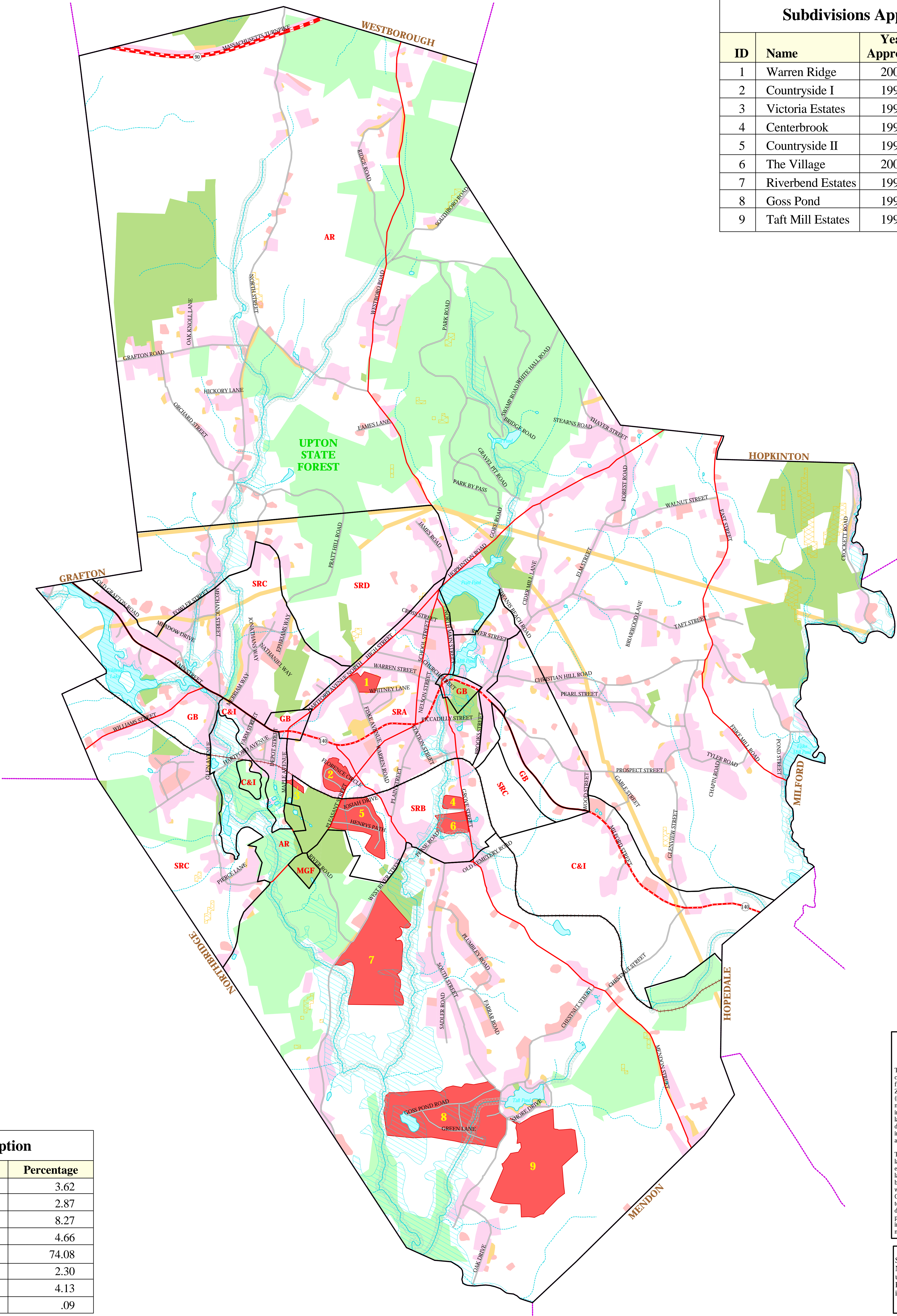
July, 2000  
The information depicted on this map is for planning purposes only.  
This information is not adequate for legal boundary definition, regulatory  
interpretation, or parcel-level analysis.  
Produced by the Central Massachusetts Regional Planning Commission GIS Center.  
35 Harvard Street, Second Floor, Worcester, MA 01009-2801



### Legend

- Towns
- Zoning
- Developed Land as of 1985
- Land Use Update
- Miscellaneous Undevelopable Lands
- Subdivisions since last MacConnell Update
- Slopes greater than 25 %
- Open Space
  - Municipal or Federal Ownership
  - Permanently Protected
- Hydrography
  - Floodplain
  - Stream
  - Intermittent Stream
  - Water Bodies
  - 100' River Protection Act Buffer
- Roads
  - Local
  - Interstate
  - Arterial
  - Collector
  - Rail

Zoning District Description		
Zone Code	District	Percentage
SRA	Single Residential A	3.62
SRB	Single Residential B	2.87
SRC	Single Residential C	8.27
SRD	Single Residential D	4.66
AR	Agricultural Residential	74.08
GB	General Business	2.30
C&I	Commercial and Industrial	4.13
MGF	Municipal Government	.09

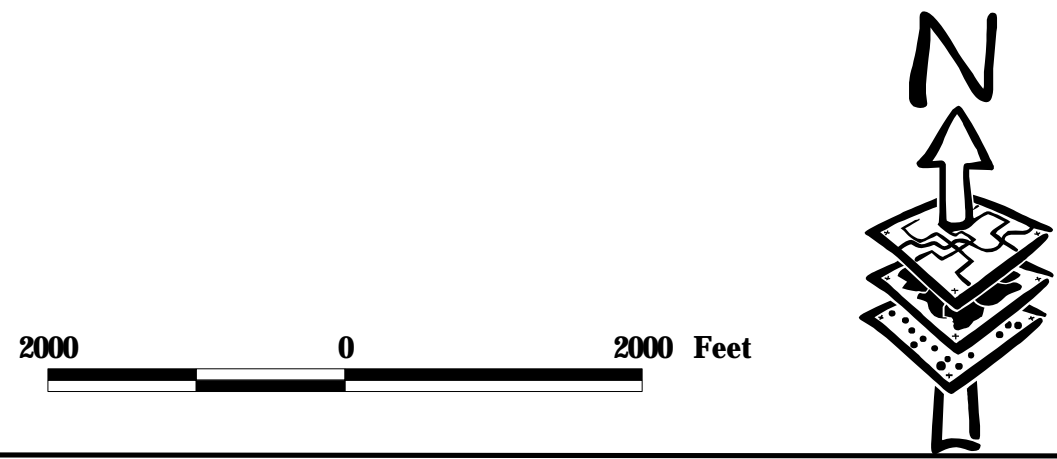


**Methods**

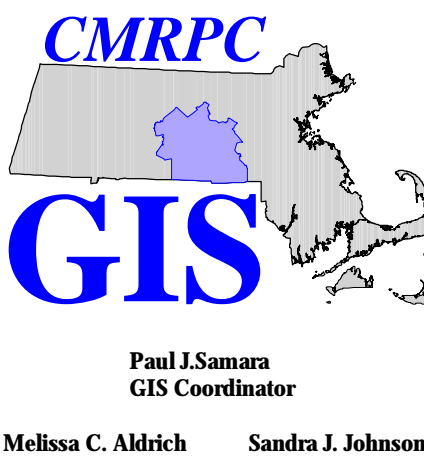
This built-out analysis is used to determine the potential amount of new development based on a community's current zoning regulations and developable land. Existing digital data are gathered from various sources including the community, MassGIS, MassHighway, and federal agencies. Zoning, open space, land use, hydrography, wetlands, River Protection Act buffers, Cohen hill buffers (if applicable), flood plains, slope, orthophotography (digital aerial photographs), rail lines, road networks, and political boundaries are verified and updated. Additional layers are created, including miscellaneous lands determined to be undevelopable, development since the date of the latest land use coverage, and approved subdivisions since the date of the orthophotography. The developed land information is derived by aggregating categories in the land use layer; these include spectator and water-based recreation, residential, commercial, industrial, transportation, and waste disposal.

The GIS analysis consists of first subtracting land not available for development. The amount of land available for development is shown on Map 2 by zoning district and depicts land with environmental limitations for development, such as steep slopes and river buffers. The developable land is aggregated to create Map 3, which is a composite of all coverages and factors used in the builtout analysis. To determine the number of future buildable residential lots, a formula is used which considers density permitted by zoning, land needed for roads, and odd shapes of lots. Commercial and industrial floor space is determined using an effective floor area ratio (EFAR) technique. For each commercial and industrial district, the amount of potential floor area is determined based upon current setback requirements, height limitations, maximum lot coverage, and parking requirements. Map 3 contains a summary table showing interesting facts from the analysis, including new residential lots, additional commercial and industrial floor space, new residents, new school children, and water required to support this development.

Source data:  
New land use and zoning were developed by CMRPC. Subdivisions and miscellaneous undevelopable lands were developed by CMRPC and the Town of Upton. River Protection Act buffers were developed by CMRPC. Roads are derived from the road inventory files at MassHighway. All other data are from MassGIS.



**MASS GIS**  
Massachusetts Geographic Information System  
Massachusetts Executive Office of Environmental Affairs - 2000



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